

TOWN PLAN AND ZONING COMMISSION
PLANS/REGULATIONS REVIEW SUBCOMMITTEE
MINUTES OF MAY 29, 2019 SPECIAL MEETING

The meeting commenced at 8:00 AM in Meeting Room A. 2nd Floor Town Hall.

Present: Subcommittee Members Sharon Purtill and Robert Zanlungo; Khara C. Dodds, AICP, Director of Planning and Land Use Services and Jonathan E. Mullen, AICP, Planner

39 NEW LONDON TURNPIKE, GLEN LOCHEN – proposal to create an outdoor patio with 10 seats– Town Center Zone – Raon Jena Coffee & Desserts, Inc., applicant

Khara Dodds stated that the proposal is for 10 outdoor seats for an existing coffee shop at Glen Lochen. Ms. Dodds showed the location of the proposed seats and stated that the existing landscaping would be relocated. Jonathan Mullen then explained that there would be enough parking to accommodate all existing uses at Glen Lochen with the additional patio seats. Chairman Purtill suggested that the applicant use fencing or large planters to define the area. She also advised the applicant that any umbrellas used should not have signage or logos. Ms. Dodds told the Subcommittee that the Fire Marshal would review the proposal for life safety issues. Chairman Purtill asked if the outdoor seating would be tables and chairs. The applicant, Hanna Park, stated that she was considering using picnic tables. Ms. Dodds advised the applicant to provide pictures of the area and a layout of the proposed seating area. Mr. Mullen stated that the Office of Community Development would work with the applicant and provide the final layout and materials to the Chairman for final approval.

21 RANKIN ROAD – proposal to install screening for rooftop mechanicals - Town Center Zone – Jo Rotundo, property owner & applicant - Curt Nemarich, First and Last Restaurant, applicant

Ms. Dodds provided background information about the project. She stated that the original approval for The First and Last Tavern called for screening of the rooftop mechanicals. The Town has worked with the applicant to devise a plan to construct the screening. The latest proposal calls for the roof to be punctured in several places to install the screening. The building owner had concerns that the number of puncture points would void the warrantee on the roof and cause potential water damage to the interior of the building.

Chairman Purtill expressed concern and frustration that the rooftop mechanicals were not installed close together as was depicted on the approved plans and that the screening had to date not been installed despite the TPZ making several accommodations for the restaurant to get a Certificate of Occupancy without the screening installed.

Curt Nemarich, co-owner of the First and Last Tavern, explained that there were several plans devised to screen the mechanicals but each iteration had posed significant cost and/or structural issues that made the plans infeasible. There was a discussion among the Subcommittee members, the applicant and his contractors regarding potential screening alternatives.

Chairman Purtill recommended installing the screening on the roof parapet rather than the roof itself. It was agreed that the applicant's contractors would create a design concept to submit to the staff for final approval by the Chairman.

2955 MAIN STREET – final approval of sign package – Planned Business and Development Zone – Attorney Meghan Hope – Shops on Main, LLC, applicants

Attorney Peter Alter presented the final sign plan package to the Subcommittee as required by a condition of approval in the Special Permit with Design Review for the building at 2955 Main Street. The Subcommittee reviewed the plan and had no issues.

2855 MAIN STREET – proposal to relocate utility connections for Edge Fitness - Attorney Meghan Hope - Glastonbury 2855 Main Rear, LLC, (Peter D'Addeo), applicants

Attorney Peter Alter gave a status update on the appeal of the TPZ approval for a Special Permit with Design Review concerning the Edge Fitness Center and the civil lawsuit regarding drainage rights.

Attorney Alter then presented a site plan showing the underground utilities (water, sanitary sewer and electricity) routed south through the property recently purchased by the applicant Peter D'Addeo at 23 Pearl Street. The utilities then connect to the existing underground utility lines under Pearl Street rather than out to Main Street as approved. Attorney Alter requested that this change be approved as an Insignificant Change. Ms. Dodds stated that Town staff still had questions regarding the applicant's rights to access the utilities on Pearl Street, as it is a private road. Chairman Purtill asked if the applicant had considered a second exit from the Edge site on to Pearl Street. Attorney Alter stated that his client felt that would be a big imposition on the neighboring properties but that they could request that later. The Subcommittee agreed that access to the utilities through Pearl Street could be an Insignificant Change subject to confirmation that the applicant had the legal rights.

Meeting adjourned at 9:05 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP